

Brodie Plant Goddard
Holmbury House
Dorking Business Park
Station Road
Dorking
Surrey
RH4 1HJ

Application Ref: **2014/6986/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

15 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Kent House
Ferdinand Street
London
NW1 8ET

Proposal:

Over-cladding of the existing buildings and replacement of existing single glazed steel windows and doors with double glazed steel windows and doors (Blocks A and B).

Drawing Nos: 3649/PL/00, 3649/PL01-09, 3649/PL10, 3649/PL06; 3649/PL07;
3649/PL01; 3649/PL04;3649/PL05; 3649/PL08; Design and Access Statement

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed over-cladding of the front elevation of the building, by virtue of the material and design would fail to preserve the special architectural and historic interest of the Grade II listed building, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP25 (Conserving Camden's



heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The removal of the original windows and the proposed double glazed windows, by virtue of their impact on the integrity and appearance of the listed building, would fail to preserve its special architectural and historic interest, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised to repair the windows which are in need of attention as necessary, or if they are beyond repair they should be replaced on a like for like basis (single glazed) matching the original window in terms of materials, detailed design, profile and finishing. You could also consider alternative measures including draughtproofing or installation of secondary glazing.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment